

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall  
McCloskey Room  
Thursday May 12, 2011  
4:00 P.M.  
AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CERTIFICATE OF APPROPRIATENESS**
  - A. COA-3-11 317 South Rogers Street  
Petitioner: Lee and Carol Williams Representative: John Byers  
Request for a rear screened-in porch addition
  - B. COA-4-11 and COA-5-11 103 E. 16<sup>th</sup> Garden Hill (interim protection)  
Petitioner: Rob Friedman Representative: Doug Bruce  
Request for demolition, request for a new building.
- V. DEMOLITION DELAY**
  - A. 1309 East 2<sup>nd</sup> Street Partial, Owners: Ruth and John Simon Representative Chad Vencel  
Rear addition : removal of walls and roof
- VI. NEW BUSINESS**
  - A. Lecture Series : Fall Showers Topic
  - B. HAND Neighborhood Leadership Series-June 9  
Topic: Historic Preservation
  - C. Conservation Districts: Garden Hill Design Guidelines vote, Bryan Park, etc.
- VII. OLD BUSINESS**
  - A. Web Site: Paint Discussion
  - B. Discussion of Drafts: Meeting Process (Tutorial)
  - C. Downtown Plan Revision update
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday, June 9, 2011 at 4:00 p.m. in the McCloskey Room

**Posted: May 5, 2011**

**COA-3-11**

**317 South Rogers Street  
Prospect Hill Historic District  
Representative: John Byers for owners Lee and Carol  
Williams**

**Zoning RC**

**Request for a screened-in porch addition attached to the new rear addition  
approved (COA-1-11)**

**105-055-66022 C 317 House; Gabled-ell, c.1895 NR, BHD**



The request follows the approval in February and March of a rear addition and replacement front doors. The owners have decided that they can afford additional work and would like to attach a screened-in porch to the modern addition that is nearing completion on the southeast corner of the house.

This is a pre-twentieth century gabled-ell with a brick replacement porch. Transoms, cornice articulation and the gable returns illustrate the relatively early construction date. The only modification to the house being proposed is addition of a screened-in porch to the rear or east side of the property away from the street.

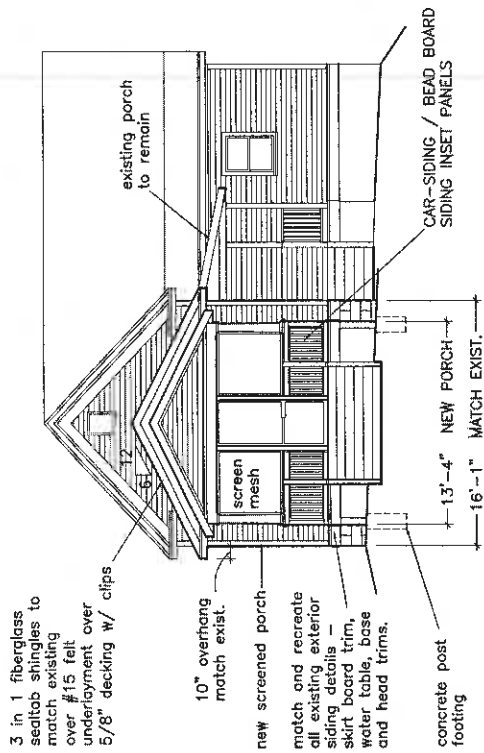


The new 13'4" by 10' addition will be an extension off the previously approved work, with the footprint slightly notched-in and a subsidiary gable at a slightly steeper slope. A short knee wall composed of car siding or bead board with attached rail will surround the new space. The two primary supports facing east will be slightly battered. A wide tie beam defines the gable on this elevation. The exit door is a single leaf screen door to the steps. Complete drawings for this addition follow the report.

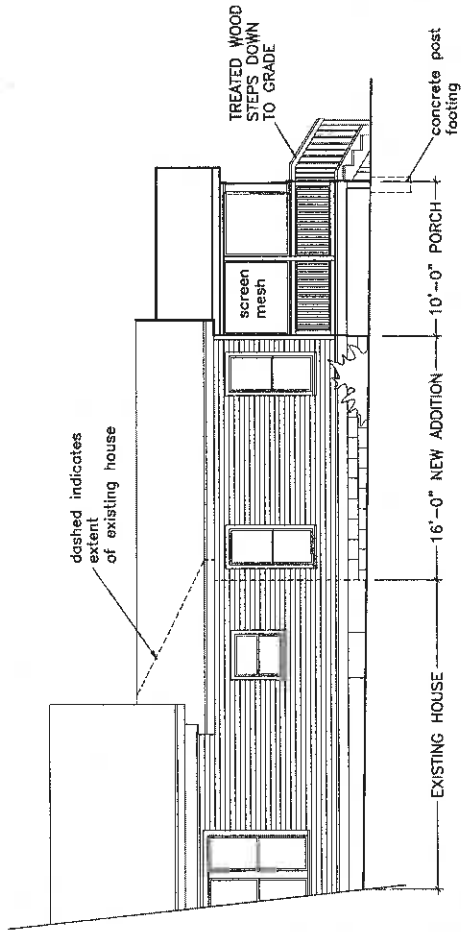
The addition is sensitively proportioned and actually masks some of the less compatible design elements of the previous approval (patio doors). Use of car siding knee walls and battered posts are good design solutions to make this new construction blend with the historic fabric.

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Staff recommends approval of the addition



① EAST PORCH ELEVATION  
SCALE: 1/8" = 1'-0"



② PARTIAL SOUTH PORCH ELEVATION  
SCALE: 1/8" = 1'-0"

NEW SCREENED IN PORCH:

LEE AND CAROL  
WILLIAMS  
S. ROGERS ST.  
BLOOMINGTON IN.

PORCH  
ELEVATIONS  
A1

DATE 05 02 2011

FRANK SPENCE  
Architecture, Design,  
Drafting Services  
180 E. Sunny Slopes Dr.  
Bloomington IN 47401  
PH: 812-339-6626





Facing Southeast from Rogers St.



Facing East from Rogers St.



Facing Northeast from Rogers St.



Facing West, area of proposed addition



Ongoing work at 317 South Rogers COA-01-11



COA-4-11  
COA-5-11

103 East 16<sup>th</sup>  
Interim Protection: Garden Hill proposed Conservation District  
Owner: Rob Friedman Omega Properties  
Representative: Doug Bruce for Rob Friedman

Zoning CG

Request for demolition and new construction of 103 E 16<sup>th</sup> Street.

Bloomington survey 2008

Unnumbered Garden Hill District 105-055-xx018 "c" double pen dutch vernacular



The request is for the demolition of a single family house that is located within the boundaries of the proposed Garden Hill Conservation District.

This is a single tract of land within the CG zone that has three structures on it. The house at 1202 North Walnut was remodeled after a fire.

At this time, the owner wishes to demolish the property at 103 East 16<sup>th</sup> and replace it with a new structure designed using the proposed Garden Hill Design Guidelines. This application is possible under the interim protection rule placed upon the properties at the February designation meeting. All owners were duly noticed that, until Council acts,

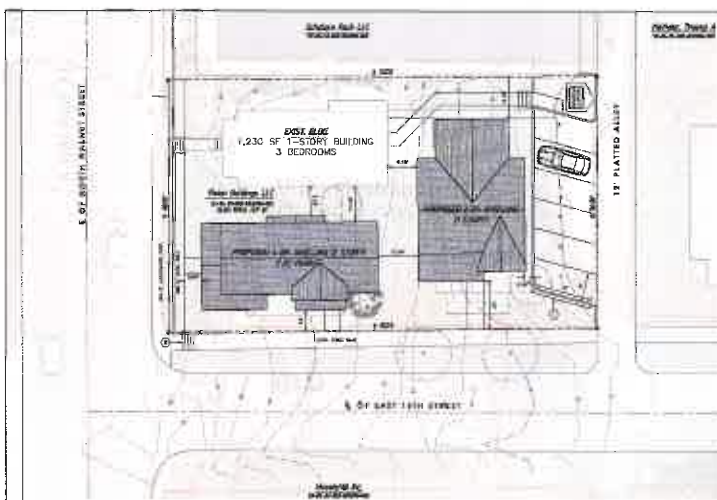
the tentative district will operate under same regulations that will pertain if the district is approved. (§36-7-11-8.5 and Title 8.08.015) This is the first time that the Commission will consider such a request for a Certificate of Appropriateness. The owner and his representative have met with the Subcommittee on two occasions and an ad hoc design subcommittee of the Garden Hill neighborhood association has accepted the proposal

This parcel has a complicated history. It is located on one of the two tracts still zoned commercial that are also being proposed as part of the district. The other is a house restored by BRI that is now a residence. The remainder of the district is zoned residential core. There was a petition for a mixed use building on this site in 2007. The proposed single building development was to contain 4 apartments and 12 bedrooms with commercial uses along Walnut. The development required variances for parking, number of units, front, parking, and dumpster setbacks. This petition was not approved at the BZA. The owner came to public information meetings for the Garden Hill Conservation



District and decided not to object to his property placed within the district boundaries. He has assured neighbors that he will work within the district guidelines and regulations.

The new request does not have a commercial first floor as the zone requires, so it will require a use variance. The developer is hoping to obtain neighborhood support with this development plan so that he can receive approval. The current petition is to demolish the house at 103 E 16<sup>th</sup> and rebuild another single family house at this location. The existing house is vinyl sided with a gambrel roof placed parallel to the street. It has a central chimney and a newer addition to the east. The visible porch foundation is concrete block. All windows and doors have been replaced. The existing porch structure is not original to the house, but the wood columns are lightly battered. The porch rail is new. Parts of the house may be 50 years old, but other than scale, which fits well with the neighborhood, it is only modestly architecturally contributing since it is modified so heavily. A roof truss appears to be broken on the east side.



This is the proposed site plan to be compared with the aerial on page one of this report. The existing 2 bedroom house will be replaced with a 3 bedroom house. In the future, the petitioner anticipates applying for another demolition which would reduce the bedroom count by one. There would be no change in the total number of bedrooms in the development.

A design was submitted that utilizes the design guidelines that were

presented in draft at the April meeting and will be approved by the Commission at the May meeting. The new house is a gabled-ell in plan, one of the three most common





Certificate of Appropriateness request. This proposal will also require and Plan Commission and BZA approval. Both hearings are scheduled after this decision.



Whole site



1202 North Walnut



1200 North Walnut  
request)



rear 103 East 16<sup>th</sup> (demolition

Photographs of the surrounding Walnut Street area show examples of commercial development on other lots. The photograph on the lower left show development intensity that is allowable in this zone along the Walnut Street corridor.



The house that is proposed for demolition has modest architectural significance. On closer scrutiny little visible fabric is original to the house. The house was probably built in the late 1920's, according to City Directory information. The neighborhood committee has endorsed the new design which does comply with the architectural standards in the guidelines. This redevelopment proposal is vastly better than nearby properties to sustain the single family residential character of the neighborhood. The developer seems willing to comply with reasonable density, to retain the single family context and architecture. The proposal is adjacent to Scholar's Rock, an apartment complex in a converted motel that houses 63 units. This is a good collaborative effort. The developer has shown good faith in allowing a design for a future building to be submitted in evidence and to agree to be included the proposed conservation district. Staff anticipates either subcommittee representation at the hearing or a letter confirming their review and approval.

Staff recommends approval of Coa-4-11 for demolition

Staff recommends approval of COA-5-11 for new construction of a house at 103 East 16<sup>th</sup> Street.



COA-5-11

AE201

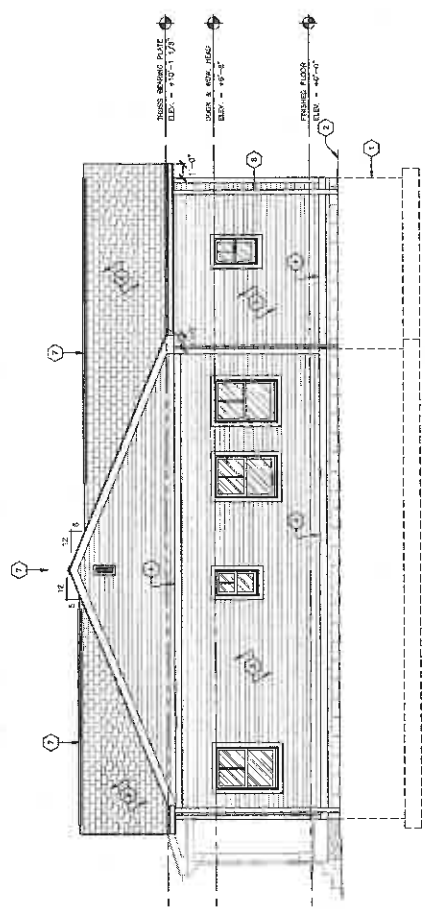
EXTERIOR ELEVATIONS

PROJECT NO.	2116
DATE	02/01/11
DESIGNED BY	1. J. HARRIS
CHECKED BY	2. J. HARRIS

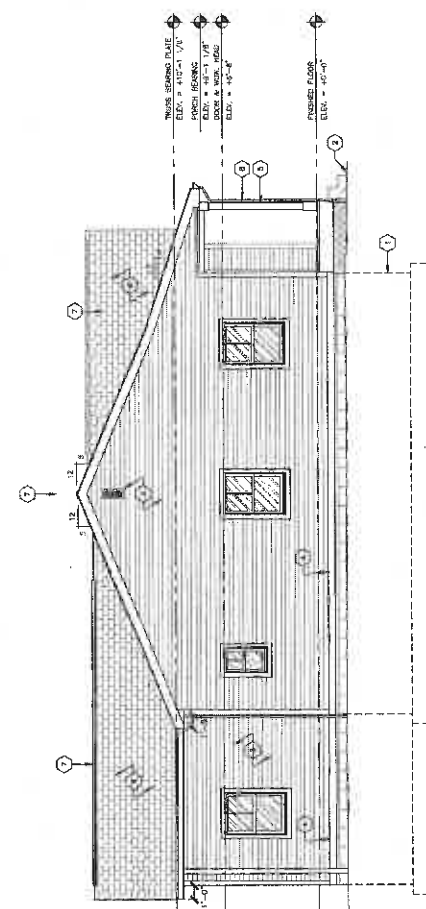
A NEW RESIDENTIAL BUILDING FOR:  
**OMEGA PROPERTIES**  
 103 EAST 16TH STREET  
 BLOOMINGTON, INDIANA 47404-3534

**TABOR**  
 ARCHITECTURE & DESIGN INC.  
 1101 S. WALTON STREET - BLOOMINGTON, IN 47403  
 TELEPHONE (317) 332-4825 FAX (317) 332-6489

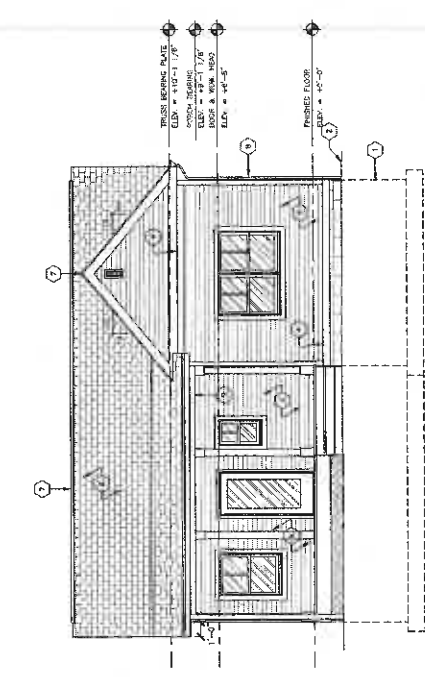
- EXTERIOR ELEVATION NOTES:**
1. REMOVED POWER CONDUIT, EXPOSED WALL, CONC. FILL & LEAD SYSTEM. CONC. FILL 12" BELOW FINAL GRADE ELEVATION.
  2. EXTERIOR FINISHES: BRICK, 1/2" x 1/2" x 1/2" FOR DOOR AND WINDOW SILLINGS & ALL CORNERS.
  3. EXTERIOR FINISHES: BRICK, 1/2" x 1/2" x 1/2" FOR DOOR AND WINDOW SILLINGS & ALL CORNERS.
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  10. EXTERIOR FINISHES: BRICK, 1/2" x 1/2" x 1/2" FOR DOOR AND WINDOW SILLINGS & ALL CORNERS.



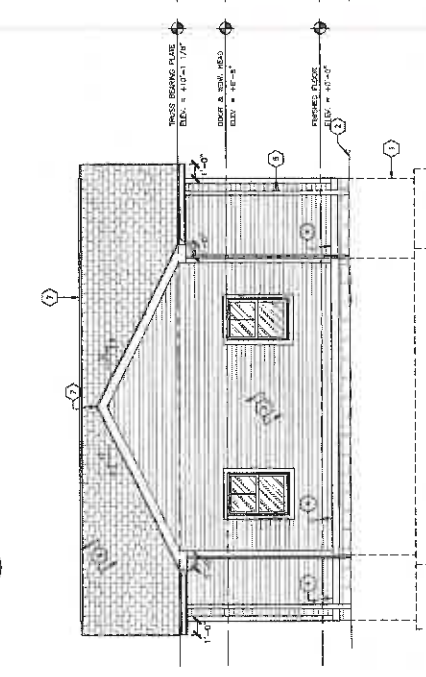
1 SOUTH ELEVATION  
1/4" = 1'-0"



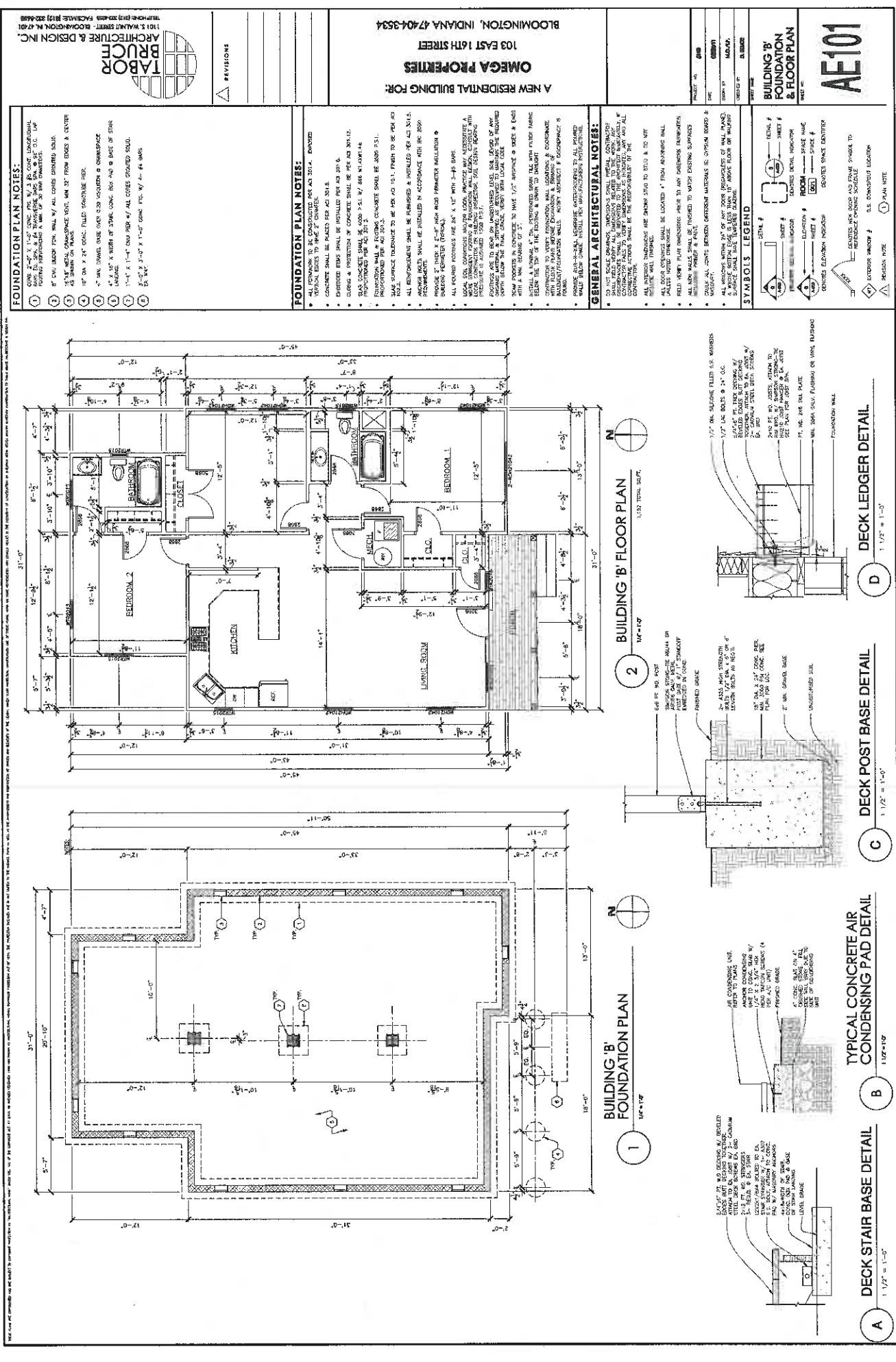
2 EAST ELEVATION  
1/4" = 1'-0"



3 NORTH ELEVATION  
1/4" = 1'-0"



4 WEST ELEVATION  
1/4" = 1'-0"



**OMEGA PROPERTIES**  
103 EAST 16TH STREET  
BLOOMINGTON, INDIANA 47404-3534

**A NEW RESIDENTIAL BUILDING FOR:**

**TAYLOR ARCHITECTURE & DESIGN INC.**  
1101 S. WALTON STREET, BLOOMINGTON, IN 47401  
TELEPHONE: (317) 326-0000 FAX: (317) 326-0400

**BUILDING 'B' FOUNDATION & FLOOR PLAN**  
SHEET NO. **AE101**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/01/11	ISSUED FOR PERMIT

**FOUNDATION PLAN NOTES:**

1. FOUNDATION SHALL BE CONSTRUCTED PER ACI 308.4. FINISHED GRADE SHALL BE 10' TO 12' ABOVE FINISHED FLOOR GRADE.
2. ALL FOUNDATION SHALL BE CONSTRUCTED WITH 4" MIN. THICK CONCRETE.
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**GENERAL ARCHITECTURAL NOTES:**

1. ALL DOOR AND WINDOW THRESHOLDS SHALL BE 1" MIN. THICK CONCRETE.
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**SYMBOLS LEGEND**

SYMBOL	DESCRIPTION
[Symbol]	FOUNDATION WALL
[Symbol]	FOUNDATION FOOTING
[Symbol]	FOUNDATION PIER
[Symbol]	FOUNDATION BOLT
[Symbol]	FOUNDATION ANCHOR
[Symbol]	FOUNDATION REINFORCEMENT
[Symbol]	FOUNDATION BRACE
[Symbol]	FOUNDATION JOINT
[Symbol]	FOUNDATION DRAIN
[Symbol]	FOUNDATION VENT
[Symbol]	FOUNDATION ACCESS
[Symbol]	FOUNDATION ELEVATION
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[Symbol]	FOUNDATION DETAIL
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[Symbol]	FOUNDATION SECTION
[Symbol]	FOUNDATION DETAIL
[Symbol]	FOUNDATION PLAN

**DECK STAIR BASE DETAIL**  
1 1/2" = 1'-0"

**TYPICAL CONCRETE AIR CONDENSING PAD DETAIL**  
1 1/2" = 1'-0"

**DECK POST BASE DETAIL**  
1 1/2" = 1'-0"

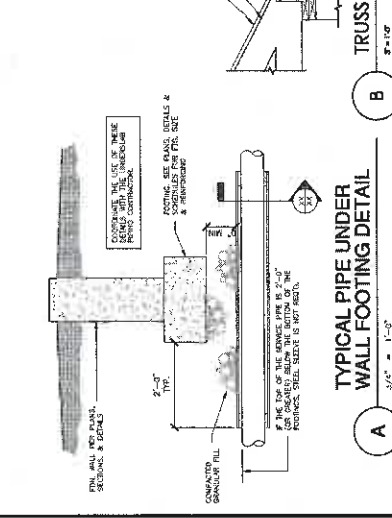
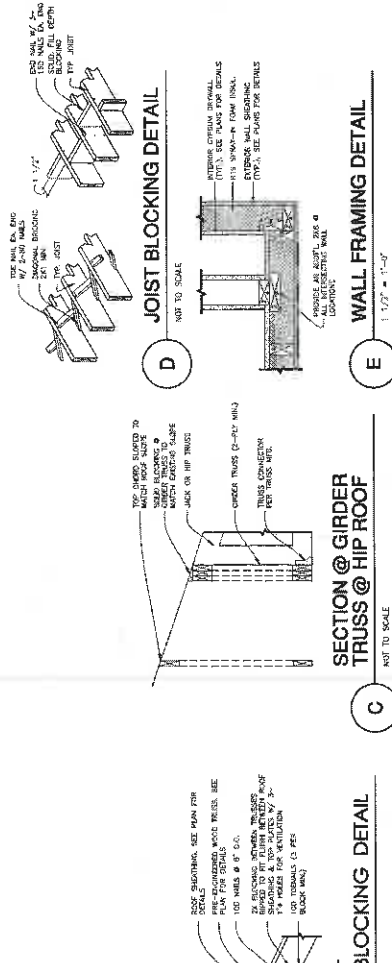
**DECK LEDGER DETAIL**  
1 1/2" = 1'-0"

**BUILDING 'B' FOUNDATION PLAN**  
1 1/2" = 1'-0"

**BUILDING 'B' FLOOR PLAN**  
1 1/2" = 1'-0"









1200 N. WALNUT (NOT PART OF THE PETITION)

AE201

EXTERIOR ELEVATIONS

PROJECT NO.	200
DATE	01/09/09
DRAWN BY	MAJOR
CHECKED BY	

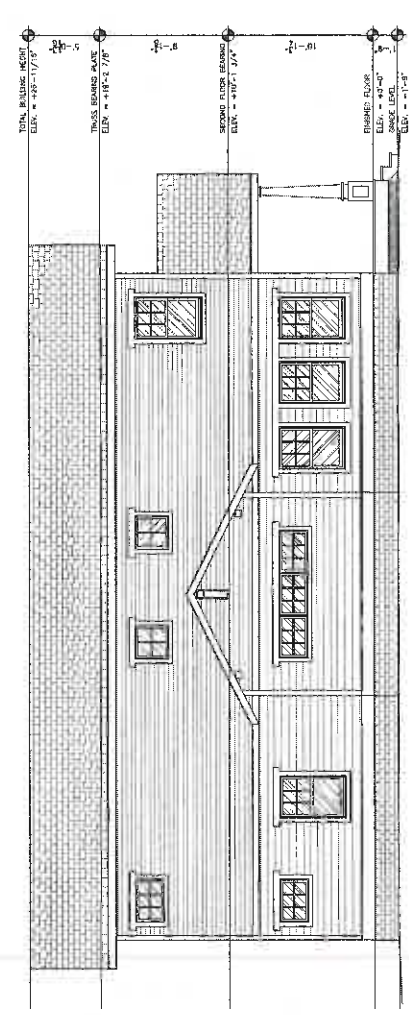
RENOVATION & ADDITION FOR:  
 STREET  
 PROJECT NAME  
 BLOOMINGTON, INDIANA 47404

TABOR  
 ARCHITECTURE & DESIGN INC.  
 101 S. WALNUT STREET, BLOOMINGTON, IN 47401  
 TEL: 317.326.8888 FAX: 317.326.8889

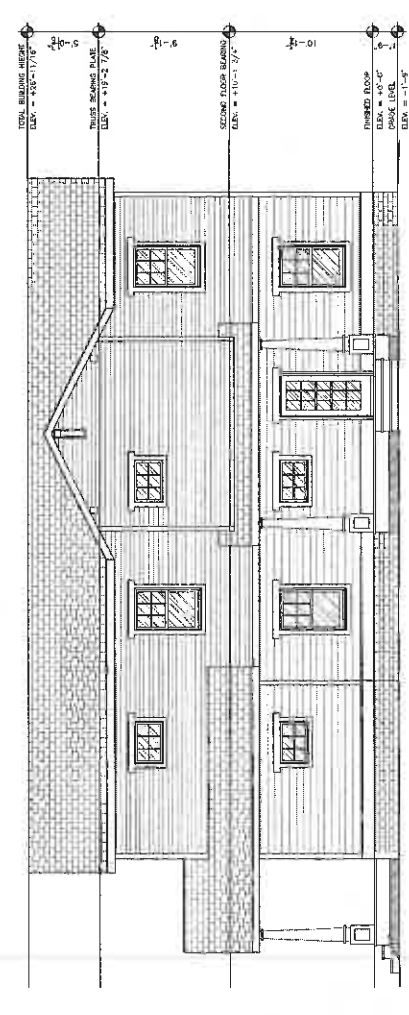
EXTERIOR ELEVATION NOTES:

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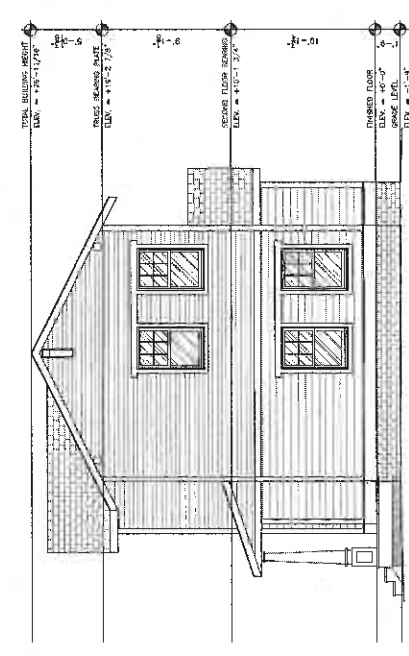
1 EXTERIOR ELEVATION  
 1/8" = 1'-0"



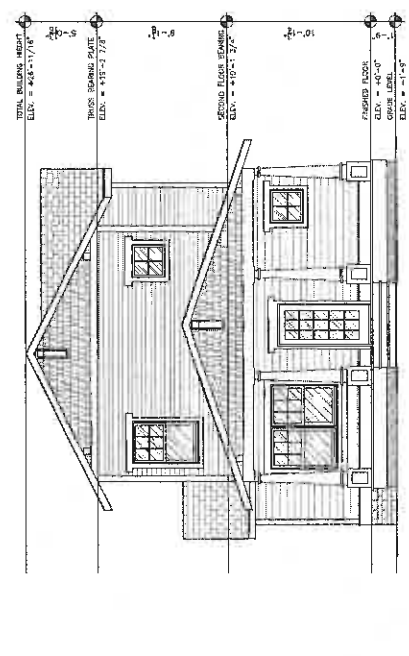
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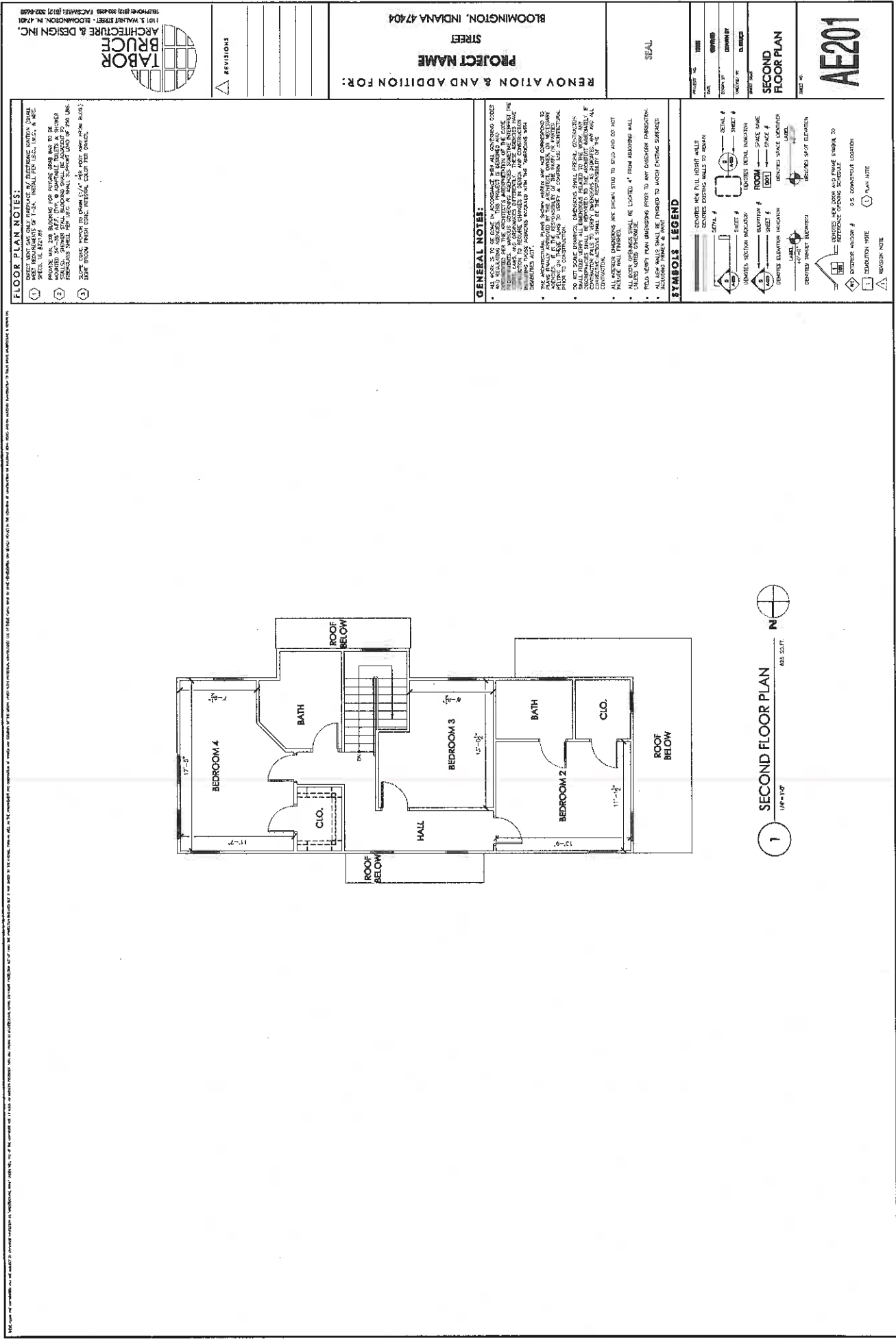


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 1/8" = 1'-0"





1200 N WALNUT (NOT PART OF THE PETITION)



**REVISIONS**

NO.	DESCRIPTION

**PROJECT NAME**  
RENOVATION & ADDITION FOR:

**STREET**  
BLOOMINGTON, INDIANA 47404

**SEAL**

**AE201**

**FLOOR PLAN NOTES:**

1. SHEET MUST BE USED IN CONJUNCTION WITH ALL OTHER SHEETS OF THIS SET.
2. PROVIDE WALL AND FLOOR FINISHES BY REFERENCING DRAWING SHEET 1000 FOR FINISHES.
3. PROVIDE WALL AND FLOOR FINISHES BY REFERENCING DRAWING SHEET 1000 FOR FINISHES.
4. PROVIDE WALL AND FLOOR FINISHES BY REFERENCING DRAWING SHEET 1000 FOR FINISHES.

**GENERAL NOTES:**

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL ORDINANCES, CODES AND REGULATIONS OF THE CITY OF BLOOMINGTON, INDIANA.
- 2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BLOOMINGTON, INDIANA.
- 3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BLOOMINGTON, INDIANA.
- 4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BLOOMINGTON, INDIANA.

**SYMBOLS LEGEND**

- 1. CENTERS NEW FULL HEIGHT WALLS
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- 100. CENTERS EXISTING WALLS TO REMAIN

## WEB SITE PROJECT

This is a draft of the narrative proposed for our web site on exterior painting. This site will be completed for Preservation Month 2011. The current draft is not yet illustrated with photographs and drawings. During the research phase, I discovered that many issues related to exterior paint are controversial (insulation, paint composition) but the National Park Service maintains a stance on them anyway. Members of the Commission may disagree about some of these issues. For this reason, I want everyone to see the document before it goes live. I also realized that the policy questions are already out there on the Park Service site and other locations. It may be better to have many web links rather than reinvent the wheel by building a comprehensive local site. It would be important to articulate clearly the goals of this site: warnings about common mistakes, general education, what is different about painting in Bloomington, etc.

I look forward to your input.

## A GUIDE TO PAINTING YOUR HISTORIC HOUSE

In this world of high tech solutions, it would seem that the simplest thing you could do would be to paint a house. But times have conspired to make even this, most simple of tasks, completely confusing. New products assail the senses with major promises and dubious guarantees and modern weatherization techniques, chemical incompatibilities, and new EPA lead regulations must now be added into the mix. This site is a short primer in how to paint and what to watch out for. Also visit other helpful sites identified throughout.

The main purpose of exterior paint is to protect a structure from moisture. A good paint job should last at least 5-8 years, if it doesn't, then what you have is *paint failure* and there is probably an underlying reason for it.

For more complete information:

<http://www.nps.gov/history/hps/tps/briefs/brief10.htm>

Preservation Brief 10 Exterior Paint problems on Historic Woodwork

## REASONS FOR PAINT FAILURE OR A ROGUE'S GALLERY OF THE WORST PAINT MISTAKES:

- Cheap Paint –Why bother if the paint you select insures failure?
- Poor Preparation- Taking the time always pays off: scrape, sand and wash. If the surface is dirty, wet, greasy or has loose and flaky paint, the paint will not adhere.



- Removing Old Finishes –Many products used by contractors, like power wash and power sanders save time but cause problems with finishes down the road.
- Power washers- Should be used only at the lowest setting, for loose paint and dirt removal, never in place of scraping. High pressure washing drives moisture into the wood and elongates the drying time. It frequently weakens the bond between the wood and the paint with good adherence.
- Wall Insulation - Some treatments that are acceptable for new construction projects are not appropriate for buildings with old plaster and historic wood siding. And Bloomington's climate is a difficult one to manage. Known as 'mixed humid,' it is both very hot, wet and very cold. The Secretary of the Interior prioritizes the retention of historic interior finishes so plaster walls are important to retain in a preservation project. Modern blown-in insulation and batting introduces another issue. It can get wet and trap moisture against the siding. This is a major cause of exterior paint failure. When installing new patches of siding, painting on both sides of the clapboard is required to prevent moisture from soaking the board (from the inside) and popping off the exterior paint. That is why both the National Park Service and the National Trust now say that attic and basement insulation, sealing windows, sockets and doors are more important activities than wall insulation treatments. Correcting the "stack effect" -escape of heat from the basement through the body of the house to the roof -has much more to do with energy savings than wall insulation.

For more information:

[http://www.state.nj.us/dep/hpo/4sustain/insulation\\_b.pdf](http://www.state.nj.us/dep/hpo/4sustain/insulation_b.pdf)

<http://www.nps.gov/history/hps/tps/weather/insulation.html>

- Applying Paint in Poor Weather- If, because of continuous high humidity or rain, the wood is not adequately dry, it may not accept the paint. These conditions trap moisture that will eventually pop off the hard shell of the paint. Unfinished siding can degrade if left weeks in sunlight (that layer needs to be sanded again). Temperature may be too cold (below 50 °) during application or too hot (above 90°). Conditions should remain optimum for 24 hours to warrant starting a job.

#### CONDITION:

Not every situation requires the most intense treatment. Here are groups of conditions that escalate in seriousness:

Class I: Dirt, Mildew, or Excessive Chalking can be corrected just by different methods of cleaning.

Class II: Crazing, Intercoat Peeling and Solvent Blistering- Sand, wash and repaint

Class III: Peeling to bare wood, Cracking or Alligatoring- Usually indicates a broader problem so paint removal is necessary.

#### PROCEDURE:

Prepare the surface by the gentlest method possible: clean, light scrape, and hand sanding. Remove paint only to the next sound layer. Do not remove paint completely unless cracked and peeling to bare wood. The existing paint, if adhered tightly and uniformly to the wood can be just as effective a surface to repaint. Feather the surface coat with sanding so that it blends onto the wood substrate. Don't substitute speed for safety.

#### Paint application:

Condition is an issue. On older homes, incompatible paint application takes several forms. If oil paint is applied over latex, the oil layer is less flexible and will pop off as the latex expands and contracts beneath it. Latex over an oil coat that has become chalky, will also fail to adhere. In this case the existing paint should be carefully scraped, sanded and washed before the new oil primer is applied.

For Conditions described in Class I or II, Oil based paints are still considered best for primer coats particularly with the assumption that the historic house has been previously painted with oil-based paint. Oil adheres better than latex to chalky surfaces. Oil as a finish or top coat, although expensive, is optimum. Latex may be used, when the oil is sufficiently dry at least one day.

For Class II conditions, where bare wood is visible either through peeling or cracking, an oil primer and oil top coat may be used or an oil primer and a latex top coat taking care to use the same brand of paint.

### LEAD PAINT

For more complete information

<http://www.preservationnation.org/issues/lead-paint/>

If your house was painted prior to 1978, chances are there are remnants of lead paint that may be harmful to the health of young children. A new federal law (April 2010) attempts to moderate the impact of lead paint on areas most often used by children, including housing, schools and childcare facilities. The greatest concern is for chipping and flaking paint and lead dust. If there is a problem, friction and use points throughout the house are usually the culprits. Paint maintained in good condition is usually not hazardous. Good cleaning habits and HEPA filter vacuums can assist with dust mitigation. But the new laws are meant to insure that, whenever possible, lead paint is addressed in a rigorous and orderly fashion.

**The Renovation, Repair, and Painting Rule** applies to paid contractors working in pre-1978 housing, childcare facilities, and schools with lead-based paint. Contractors include home improvement contractors, maintenance workers in multi-family housing, painters, and other specialty trades.

The covered facilities include residential (including single-family, owner-occupied homes), public or commercial buildings where children under the age six are present on a regular basis, and all rental housing. The rule applies to renovation, repair, or painting

activities. It does not apply to minor maintenance or repair activities affecting less than six square feet of lead-based paint in a room or less than 20 square feet of lead-based paint on the exterior.

Generally, Lead Safe Practices require:

- Renovators be trained in the use of lead safe work practices.
- Certification for renovators.
- Accreditation for providers of renovation training.
- Adherence to specific work practice standards.

The EPA publishes a handbook that outlines expected practices.

For more information;

<http://www.epa.gov/lead/pubs/sbcomplianceguide.pdf>

In general, unless an owner is working on his own residence, these practices are expected:

- Renovations must be performed by certified firms.
- Certified firms must use certified renovators to perform certain activities and provide on-the-job-training for uncertified workers.
- Firms must post signs clearly defining the work area and warning occupants and other persons not involved in renovation activities to remain outside of the work area.
- Before beginning the renovation, the firm must isolate the work area so that no dust or debris leaves the work area while the renovation is being performed.
- Waste from renovation activities must be contained to prevent releases of dust and debris.
- After the renovation is complete, the firm must clean the work area. The certified renovator must verify the cleanliness of the work area using a procedure involving disposable cleaning cloths.

Certain dangerous work practices are prohibited for every renovation, including minor maintenance or repair jobs. These prohibited practices include open flame burning or torching; sanding, grinding, needle gunning, or blasting with power tools and equipment not equipped with a shroud and high efficiency particulate air vacuum attachment; and using a heat gun at temperatures greater than 1100° F.

#### ....AND FINALLY

Paint color choice is an important decision for any historic property owner. It is your public statement and your gift to the streetscape. A historic house maybe enhanced by appropriate use of colors that highlight framing details and carpentry decoration. For

history enthusiasts, there are many web sites that speak to the use of historically appropriate hues and colors.

<http://oldhousecolors.com/>

If you are interested in authenticity, then analyze the existing paint on your particular house. Techniques of analysis are available on-line.

<http://w3.gsa.gov/web/p/HPTP.NSF/gsa.govAllProceduresDisplay/09900009S>

The Bloomington Historic Preservation Commission has been very flexible in their reviews of local paint color choices. Although much information is now available on line, please feel free to come into the office of HAND to look at our collection of references and swatches.

#### On-line Bibliography and Reference Library for the enthusiast:

##### Energy Conservation

Conserving Energy in Historic Buildings, Preservation Brief 3 (under revision)

<http://www.nps.gov/history/hps/tps/briefs/brief03.htm>

##### Paint

The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings

<http://www.cr.nps.gov/hps/tps/tax/rhb/index.htm>

Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings, Preservation Brief 1

<http://www.nps.gov/history/hps/tps/briefs/brief01.htm>

Exterior Paint Problems on Historic Woodwork, Preservation Brief 10

<http://www.nps.gov/history/hps/tps/briefs/brief10.htm>

Exterior Woodwork No. 1 Proper Painting and Surface Preparation, Preservation Tech Note P (not currently available on the web)

Exterior Woodwork No. 2: Paint Removal from Wood Siding, Preservation Tech Note

[www.nps.gov/history/hps/tps/technotes/PTN18/intro18.htm](http://www.nps.gov/history/hps/tps/technotes/PTN18/intro18.htm)

Removing Graffiti from Historic Masonry, Preservation Brief 38

<http://www.nps.gov/history/hps/tps/briefs/brief38.htm>